

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON JANUARY 22, 2014 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 7:00 P.M.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE.

Mayor and Council Members Present: Mayor Brent Marshall and Council Members Mike Johnson, Tom Tripp, Scott Stice and Neil Critchlow. Councilman Mike Colson was excused.

Appointed Officers and Employees Present: John Ingersoll, Joel Linares, and Christine Webb.

Citizens and Guests Present: Lloyd Farr, Greg Haerr, Kent Liddiard, Gordon Brady, Tracy Beckett, Dean Jorgensen, and Lisa Christensen.

Mayor Marshall asked John Ingersoll to lead the audience in the Pledge of Allegiance.

AGENDA:

1. Public Hearings:

- a. Proposal to vacate the Lloyd Farr Subdivision at 284 W. Clark Street to combine three (3) lots back into one (1) lot.

Mayor Marshall opened the public hearing for comments. No comments were offered and the Mayor closed the public hearing.

- b. Proposed rezone of 6.276 acres for David Christensen at 650 N. Burmester Road to go from an A-10 zone to a MD zone.

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2. Mayor's Youth Awards.

The following students were recognized for their accomplishments and were awarded certificates and gifts by the Mayor and City Council:

- Mattison Riding
- Andrew Dalton
- Allie Beckett

3. Summary Action Items.

- a. Approval of Minutes from the January 8, 2014 Work Meeting and the January 8, 2014 City Council Meeting.
- b. Approval of Bills in the amount of \$337,131.46.

- c. Personnel Matters (none).

Motion: Councilman Stice made a motion to approve the summary action items. The motion was seconded by Councilman Johnson. All voted in favor and the motion carried.

4. Presentation by John Ingersoll on the Grantsville City Library.

John Ingersoll, Director of the Library presented information on the Grantsville City Library. From March 29 through January 22 there were 34,765 transactions. The collection grew to 32,643 items from the original bookmobile collection of about 26,000 items. The staff has weeded out 2,000 items from the collection during this time. The library has an average of 80 visitors Tuesday through Friday. There were more than 1,900 volunteer hours through the middle of December and include collaborations with the Adopted Grandparent's Program, Grantsville Elementary School and Willow Elementary School and the Grantsville and Tooele City Courts. The three conference rooms have had an increasing amount of use. The large room was scheduled for piano recitals on three of the Saturdays in December. The three rooms have been used about 171 times with USU scheduling an additional 337 uses for a total of 508 uses from opening in April.

The Policies and Procedures Manual was formally adopted in November after much refining and collaboration. This is part of the certification process through the Utah State Library. They have started the certification process, will have a three-year long range plan and will be certified three years after opening. By being certified, the library will qualify for Library Service and Technology Act (LSTA) and Community Library Enhancement Fund (CLEF) grant money through the Utah State Library. The library staff has started a growing series of programs to serve the adult and juvenile patrons. Patron programs include: Story time with a craft, the Summer Reading Program and the Summer Tutoring Program (which served 118 students). They worked with the Grantsville Emergency Food Pantry, donating 499 food items from the library during the first annual "Food for Fines" program. This year they plan to expand their programs to include an adult literacy program, a summer teen program and genealogy classes.

Mr. Ingersoll reported the library staff has informally adopted the motto "make every minute a moment". They want the visitors to enjoy themselves, to get the items they want and any help they need. They have helped patrons find the books they are looking for and will request books through inter-library loans when needed. They have acted as proctors for testing, provided assistance with computer programs, resume writing and online job applications.

The City Council applauded the efforts of John, the library staff and the library board. Mayor Marshall thanked Sylvan Jacobson, Library Board Member for attending the City Council Meeting. The Mayor commented he had concerns about the library being utilized and he is delighted to see the library used so much by the community. He expressed appreciation for the Library Board for their efforts.

5. Consideration of vacating the Lloyd Farr Subdivision at 284 W. Clark Street to combine three (3) lots back into one (1) lot.

Lloyd Farr provided copies of the plat maps to the Councilmen. Mr. Farr stated there is a house on the property. Mayor Marshall stated the property had been subdivided into three lots to be sold. That has

not been fiscally beneficial. Mr. Farr remarked he would like to eliminate paying taxes on three separate properties and the taxes on the two (2) vacant lots are more than the lot with the house on it. Mr. Farr explained he would like to try to sell the property as one lot.

Motion: Councilman Johnson made a motion to vacate the Lloyd Farr Subdivision at 284 W. Clark Street to combine three (3) lots back into one (1) lot. Councilman Tripp seconded the motion. All voted in favor and the motion carried.

6. Consideration of a rezoning of 6.276 acres for David Christensen at 650 N. Burmester Road to go from an A-10 zone to a MD zone.

Mayor Marshall explained this rezone had been reviewed by the Planning and Zoning Commission and there were no objections. Mayor Marshall explained Mr. Christensen is hoping to move his welding business to 650 N. Burmester Road and in order to do so he needs to have the property rezoned. Councilman Tripp clarified the MD zone is a multiple use zone.

Motion: Councilman Critchlow made a motion to rezone 6.276 acres for David Christensen at 650 N. Burmester Road to go from an A-10 zone to a MD zone. Councilman Stice seconded the motion. All voted in favor and the motion carried.

7. Consideration of a concept plan for TP Development, Inc. and Welles Cannon for thirty-nine (39) lots to be known as Anderson Ranch Phase 6 at 800 East 600 South.

Welles Cannon stated he believed they fulfilled the requirements for the concept plan and were seeking approval. Councilman Tripp inquired about the retention basin which was questioned at the Planning and Zoning meeting. Mr. Cannon responded the tapes from the Council Meeting when Phase 3 was approved had been listened to and the requirement was specified it would be planted to grass; there was no mention of trees. The retention area is owned by the Home Owners Association and TP Development, Inc. had deposited money to pay for grass seed. Mayor Marshall clarified the recording had been listened to and it wasn't specific. There was no mention of an irrigation system or trees but it was said it would be planted in native grasses. Councilman Johnson asked if the HOA will cut and maintain it. Mr. Cannon answered the HOA will maintain it and they are run pretty effectively. The common areas and the park are well maintained.

Motion: Councilman Stice made a motion to accept the concept plan for TP Development, Inc. and Welles Cannon for thirty nine lots to be known as Anderson Ranch Phase 6 at 800 East 600 South. Councilman Critchlow seconded the motion. All voted in favor and the motion carried.

8. Consideration of email changes.

Dean Jorgensen provided information on the costs of updating the software and hardware to continue with the current email system and the costs associated with a hosted solution. The cost to replace the hardware and software would be approximately \$25,614. To move to a cloud based solution will cost \$50 per user per year. At the current user base of approximately 50 email users the cost would be \$2,500 annually. Mr. Jorgensen estimates this will save the City approximately \$2,623 per year based on current use.

Motion: Councilman Tripp made a motion to move ahead with converting the email for the City Hall to a cloud system to be preceded with a reasonable test ahead of time. Councilman Stice seconded the motion. All voted in favor and the motion carried.

9. Consideration to purchase water rights.

The Council reviewed the water rights submitted to be considered for purchase. Mayor Marshall explained the City has money that needs to be spent on water. An RFP was sent out and the following offers were received:

- Diamond BY Ranches LLC (79.24 acre feet at \$3000 per acre foot)
- Johnny & Jolynne Burr (60 acre feet at \$4,889 per acre foot)
- Leslie Rand Brown (23 acre feet at \$4,790 per acre foot)
- Clark Realty, LLC (40 acre feet at \$6,400 per acre foot)

The Mayor recommended purchasing all 79.24 acre feet from Diamond BY Ranches LLC. He explained to purchase these water rights we would have to borrow from the water source fund.

Motion: Councilman Tripp made a motion to purchase the water rights from Diamond BY Ranches. The motion was seconded by Councilman Johnson. All voted in favor and the motion carried.

10. Matters for Review.

Mayor Marshall stated information was provided on Stericycle, the garbage and recycling collection, and the information provided for the Public Hearing on the Draper Prison Relocation and Development.

11. Mayor and Council Reports.

Mayor Marshall attended the first meeting of the Transportation and Community Guidance Committee where they started identifying strategies to accommodate an additional 2.5 million residents by the year 2050. He met with representatives from Cabela's on their proposed warehouse facility. They would like to locate in the area on 45 - 50 acres. The Mayor reported Cabela's plans to build a 600,000 sq. ft. building. The site selection will be announced within the next few weeks. They will employ 250 full time and 400 - 500 people at peak shipping times.

Mayor Marshall attended the pre-legislative conference. He met with Jenny Fawson about Kidsville, her daycare center. They discussed the RDA and if her property is located in the RDA area. It is not but we could create an RDA in the downtown area which would take some time to complete. The Mayor attended the public hearing on the Prison Relocation. He reported most of the comments were to leave the prison in its current location. Mayor Marshall attended the Council of Government Meeting. They had a short discussion on the County consolidating the offices of Recorder/Surveyor and Clerk/Auditor. He attended the County Commission Meeting where the Commissioners voted to combine those offices.

Mayor Marshall attended the final walk through of the library with the contractors and architect. The inspection went well. There are some minor things to correct and subcontractors will be sent back out

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for. Blalock has been in contact with ProDema and they are looking at an aluminum wrap on the window sills to protect the ProDema. The outside final inspection will be conducted in April. The library received an architectural award from the A.I.A. (American Institute of Architects). Mayor Marshall reported Reality Town for the Junior High School is scheduled for January 31st from noon – 2:00 p.m.

He met with Todd Castagno about the sewer line on Worthington and Nygreen Streets. Mr. Castagno provided the costs for the project and would like to proceed. The costs would be borne by the developers, not the City. The proposal will be provided for review. The Mayor reported the Tooele County Chamber of Commerce Banquet will be held February 1st at 6:30 p.m. at the Miller Motor Sports Park. A table for four is \$110. Councilman Critchlow will plan on attending.

The Rural Water Association has sent us notice that Ron Griffin has been selected to receive the Rural Water Association of Utah Award of Excellence for Wastewater Operator of the Year. He will receive the award on February 26th in St. George at their annual conference.

The Mayor reminded the Councilmen they had budgeted for donations for the Easter Egg Hunt and the Old Folks Sociable. They advised the Mayor to have the checks issued. Mayor Marshall announced there will be a Town Hall Meeting for the upcoming legislative session January 23rd at 7:00 p.m. at the Tooele City Hall.

Councilman Tripp reported on the 22nd of February there will be a team penning event at the Deseret Peak Complex with local representatives from the legislature and senate.

Councilman Stice thanked John Ingersoll again for the great job of running the library. He stated the board and the staff is great and it is a pleasure to enter the library. Councilman Stice commented the tree replacement on Main Street by Rocky Mountain Power and how well the process is going. He had a citizen express gratitude for Mayor Marshall and his involvement. Most of the citizens affected are happy with the outcome of the tree removal process. Councilman Stice has been voted as the chairman of Mosquito Board. He will not be able to attend the next City Council Meeting.

12. Adjourn.

Motion: Councilman Stice made a motion to adjourn. The motion was seconded by Councilman Critchlow. Councilman Tripp and Councilman Johnson voted against adjourning the meeting. Mayor Marshall, Councilmen Stice and Critchlow voted in favor. The meeting was adjourned at 8:10 p.m.